



City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Gaio, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: August 26, 2003

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: **GENERAL PLAN AMENDMENT (GPA) NO. 03-01, ZONE CHANGE (ZC) NO. 03-01 PARCEL MAP (PM) NO. 03-01-TPM 16120, PRECISE PLAN OF DESIGN (PPD) No. 03-01 AND DEVELOPMENT AGREEMENT** - A request to subdivide 23 acres into two lots and construct a 296 unit apartment complex on the larger of the two lots. The subject site is located on the southeast corner of California Street and Orange Avenue, and extends diagonally to the northwest corner of New Jersey Street and Barton Road

RECOMMENDATION

Staff and the Planning Commission recommend the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (see Attachment A);
2. Adopt the Resolution that approves and adopts General Plan Amendment No. 03-01 to change the General Plan map from Neighborhood Specialized Community to Mixed-Use based on the Findings in Attachment B;
3. Approve and adopt Zone Change No. 03-01 and introduce the Ordinance on the first reading and set second reading for September 9, 2003, to change the Zoning from General Business (C-2) to Planned Community (PC) on the subject property;
4. Approve Parcel Map No. 16120 based on the Findings in Attachment B and subject to the Conditions of Approval (Attachment C)
5. Approve Precise Plan of Design (PPD) No. 03-01 to construct a 296-unit apartment complex on the larger parcel based on the Findings in Attachment B and subject to the Conditions of Approval (Attachment C); and,
6. Approve and adopt the Development Agreement between AGS Spanos and the City of Loma Linda and introduce the Ordinance on the first reading and set second reading for September 9, 2003, (see Attachment D).

Staff and the Historical Commission recommend the following action to the City Council:

7. Ratify the Historical Commission's approval of the Certificate of Appropriateness for the relocation of the house and two rows of palm trees located at 26565 Orange Street to a City owned property located on the north side of Mission Road, east of the Edison Easement.

BACKGROUND

On June 25, 2003, the Planning Commission reviewed the project and provided comments to the applicants and appointed a subcommittee to work with staff and the applicant to resolve some of the Commission's concerns about the project. Staff informed the Commission that the project description had recently been changed and requested that the item be continued to the July 23, 2003 so that the Draft Mitigated Negative Declaration could be revised, re-noticed, and redistributed for the 20-day public review period. The request was granted.

The subcommittee and staff met with the applicant on July 7, 2003. The applicant had made several modifications to the plans in an effort to address the Commission's concerns. No additional subcommittee meetings were deemed necessary.

On July 23, 2003, the Planning Commission completed its review of the project and made some amendments to the Conditions of Approval. The project has been forwarded to the City Council with a recommendation for approval of all application requests based on Findings, and subject to the Conditions of Approval.

Please note that prior to the Planning Commission's review, the Historical Commission also reviewed the project. A summary of the Historical Commission's review of the project is contained in Attachment B, (Planning Commission Review, June 25, 2003 and July 23, 2003 Staff Reports).

ANALYSIS

Summary of Request

The applicant requests a General Plan Amendment to change the Land Use designation from Neighborhood Specialized Community to Mixed-Use, and a Zone Change to change the zoning from General Business (C-2) to Planned Community (PC) on a 23-acre site. The subject property is located on the southeast corner of California Street and Orange Avenue and extends diagonally to the northwest corner of New Jersey Street and Barton Road.

The applicant also requests to subdivide the site into two parcels containing of 17.5 acres and 5.5 acres, respectively, and a Precise Plan of Design to construct a 296-unit multi-family residential apartment complex with a recreation center and pool, and other recreation and leisure amenities. The apartment complex is planned for the larger parcel and the smaller parcel will be set aside for future commercial development. The project also includes the removal and relocation of a single-family dwelling and transplantation of the adjacent palm trees. The residence and the trees have potential historical significance and will be relocated to a site within the surrounding Mission Road Historic District. For this reason, the project requires approval of a Certificate of Appropriateness from the City Council based on the recommendation from the Historic Commission.

Finally, the project is located in an Inland Valley Development Agency (IVDA) Redevelopment Project Area and subject to the affordable housing requirements of that agency. To meet this requirement, the applicant and the City of Loma Linda, acting on behalf of the IVDA, will enter into a Development Agreement to assist in the production of future affordable housing units throughout the City. Copies of the project plans are included as Attachment E.

Evaluation

Economic and Fiscal Analysis - The foregoing proposal to establish multi-family residential uses is a departure from what has long been anticipated by the City for the subject property – particularly the frontages on California Street and Barton Road. The existing General Plan and Zoning call for commercial retail and office or business-park uses that would generate sales tax and/or business tax revenues and some property tax increment. Because the site is located in the IVDA Redevelopment Project Area, a major percentage of the property tax increment goes to that agency and a minor percentage to the City's Redevelopment Agency (CRA). When first approached about this project, staff was concerned about the loss of commercial properties that front on two major commercial corridors. Staff was also concerned that the project would not generate enough revenue to cover the costs of City services.

To address staff's concerns, the applicant was required to submit a Market Evaluation Study and a Fiscal Analysis. The studies were submitted as requested and staff is satisfied that the multi-family residential project is feasible, that adequate acreage has been set aside for support commercial uses on the California Street and Barton Road frontages. The studies indicate that the project will generate a significant fiscal income stream to benefit the City's General Fund operating program. In short, the project with the future commercial component will provide sales tax revenue to the City, and will not overburden the City's ability to provide services. The July 23, 2003 Planning Commission Staff Report (Attachment B) includes a detailed analysis of the two reports. Copies were distributed to the City Council for review on August 5, 2003 and are referred to in this report as Attachment F.

Affordable Housing Requirements - The project is in the IVDA Redevelopment Project Area and as such, is subject to Redevelopment Law, which requires the provision of 15% of affordable covenant units (45 of the 296 units). The IVDA has ceded this responsibility to the City of Loma Linda. In order to meet this requirement, the applicant and the City will enter into a Development Agreement to assist in the production of future affordable housing needs throughout the City. The Redevelopment Agency will receive an in lieu-housing fee in the amount of \$990,416 ($\$3,346 \times 296 = \$990,416$). The Development Agreement shall ensure that the applicant has a vested right to develop in accordance with the City's existing rules and regulations. The Development Agreement does not contain or impose any planning or design considerations. Development Agreements require the recommendation of the Planning Commission and approval of the City Council. The Development Agreement has been reviewed by the Planning Commission and is supported by the Housing Coordinator and the Redevelopment Agency.

Planning Commission Review - At their meeting on July 23, 2003, the Planning Commission added a condition to the project that a mix of colors and material palettes would be used to ensure that buildings side by side do not look the same. They also required that the Policy

Handbook for the complex include a provision to restrict the use of garages to automobile parking, only. These conditions were added to the Conditions of Approval for the project (Attachment C).

The Planning Commission, Historical Commission and staff have reviewed the project very carefully to ensure that it is consistent with the existing and draft General Plans, Zoning Code, and draft Mission Historical Overlay District, and compatible with the existing and future development in the vicinity of the project.

Environmental Review - The project was reviewed pursuant to the California Environmental Quality Act (CEQA). No comments were received on the CEQA document during the mandatory 20-day public review period. A copy of the Mitigated Negative Declaration is included as Attachment A.

A more detailed analysis of the proposed project is contained in Attachment B, Planning Commission Review, July 23, 2003 Staff Report.

Conclusion

The proposed project is consistent with the existing and draft General Plans, and compliant with the City's Zoning Code, draft Mission Historical Overlay District ordinance, and the City's affordable housing requirements. The project complies with CEQA and all mitigation measures identified in the Mitigated Negative Declaration have been made Conditions of the project.

A new, upscale apartment development in this area will provide additional housing opportunities to local residents, students, young professionals (singles and couples), and others. The proposed subdivision and project are sensitive to the historical significance of the draft Mission Historical Overlay District area and compatible with the surrounding development (existing and future). The market evaluation and fiscal analysis studies indicate that the project will generate a significant fiscal income stream to benefit the City's General Fund operating program. The project, with the future commercial component, will provide sales tax revenue to the City, and will not overburden the City's ability to provide services.

FINANCIAL IMPACT

The amount of revenue that this project will bring to the City from Development Impact fees is estimated to exceed \$1,500,000. In addition, the project will be subject to Plan Check fees, Building Permit fees, Grading Permit fees, and Fire Plan Check/Inspection fees.

ATTACHMENTS

- A. Mitigated Negative Declaration
- B. Planning Commission Review
 - 1. July 23, 2003 Planning Commission Staff Report
 - a. Negative Declaration (NOI/Initial Study) (not included – see Attachment A)
 - b. Development Agreement (not included – see Attachment D)
 - c. General Plan Land Use Text Amendment

- d. Tentative Parcel Map No. 16120
- e. Conditions of Approval (not included – see Attachment C)
- f. Site Plan and Architectural Elevations (not included – see Attachment E)
- 1. June 25, 2003 Planning Commission Staff Report
 - a. Project Plans (not included – see Attachment E)
 - b. Staff Reports to the Historical Commission on March 3 and April 7, 2003 (not included)
- C. Conditions of Approval
- D. Development Agreement (not included - refer to Council Bill No. O-2003-7)
- E. Project Plans (Site Location Map, Tentative Parcel Map No. 16120, Site Plan, and Architectural Plans)
- F. Market Evaluation And Feasibility Analysis For A 23-Acre Site In Loma Linda, California (The Concord Group, January 23, 2003); and, Fiscal Analysis Of California-Barton Site Location (Alfred Gobar Associates, March 2003) (not included – previously distributed)

**MITIGATED NEGATIVE DECLARATION
(NOI/INITIAL STUDY)**

CITY OF LOMA LINDA
REVISED NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACT

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent to adopt a Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: Barton Vineyard Apartments and Commercial Development – Spanos Corp.
(General Plan Amendment GPA 03-01, Zone Change ZC 03-01, Parcel Map PM 03-01(TPM 16120), Precise Plan Of Design PPD 03-01, and Development Agreement)

State Clearinghouse Number (if submitted to Clearinghouse): N/A

Lead Agency Contact Person: Lori Ludi
Area Code/Telephone: 909-799-2830

Project Location (include county): The project is located at the Southeast corner of Orange Avenue and California Street extending diagonally to the northwest corner of Barton Road and New Jersey Street within the City of Loma Linda and the County of San Bernardino. (APNs 0292-161-01, 04, and 05).

Project Description: Barton Vineyard apartment and commercial site is approximately 23 acres. The project includes 296 apartment units on approximately 17.3 acres for an overall density of 17 units per acre. The 5.5 acre site will be developed at a later date and a separate Precise Plan of Design will be necessary prior to entitlement and development for that portion of the site. The project also includes the removal and relocation of a single family dwelling and transplanting of the adjacent palm trees. The residence and the trees will be relocated to a site within the surrounding Mission Road Historic District. The project also includes the applicant and the City of Loma Linda, on behalf of the IVDA, entering into a Development Agreement to assist in the production of future affordable housing needs throughout the City.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, July 3, 2003**, and will end on **Wednesday, July 23, 2003**. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, July 23, 2003**, and by the **City Council** in a public hearing on **Tuesday, August 26, 2003**. Both meetings will be held in the Council Chambers located of the main lobby of City Hall (address listed above) and will begin at 7:00 p.m.

Signature: Lori A. Ludi
Lori A. Ludi

Title: Senior Planner
Date: July 2, 2003



CITY OF LOMA LINDA
COMMUNITY DEVELOPMENT DEPARTMENT

25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830

INITIAL STUDY

REVISED

A. BACKGROUND

Project Title: Barton Vineyard Apartments and Commercial Development – Spanos Corp.
(General Plan Amendment GPA 03-01, Zone Change ZC 03-01, Parcel Map PM 03-01(TPM 16120), Precise Plan Of Design PPD 03-01, and Development Agreement)

Lead Agency: City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, California 92354

Lead Agency Contact Person: Lori A. Ludi Phone: (909) 799-2830

Project Location: The project is located at the Southeast corner of Orange Avenue and California Street extending diagonally to the northwest corner of Barton Road and New Jersey Street (APNs 0292-161-01, 04, and 05).

Project Sponsor's Name and Address: The Spanos Corporation (Jack Lucas)
5029 Lamart Drive, Suite A-2
Riverside, CA 92507

General Plan Designation: Commercial – Neighborhood Specialized Community

Zoning Designation: General Business (C-2)

Project Description: Barton Vineyard apartment site is approximately 23 acres. The project includes 296 apartment units on approximately 17.3 acres for an overall density of 17 units per acre. The 5.5 acre site will be developed at a later date and a separate Precise Plan of Design will be necessary prior to entitlement and development for that portion of the site. The project also includes the removal and relocation of a single family dwelling and transplanting of the adjacent palm trees. The residence and the trees will be relocated to a site within the surrounding Mission Road Historic District. The project also includes the applicant and the City of Loma Linda, on behalf of the IVDA, entering into a Development Agreement to assist in the production of future affordable housing needs throughout the City.

Surrounding Uses:

North: Single family residence and citrus groves	East: vacant/church
South: Barton Road Right-of-way and beyond is a vacant parcel.	West: Abandoned packing house, citrus and single family residence across California Street.

Other public agencies whose approval is required:

- ☐ San Bernardino County LAFCO
- ☐ IVDA
- ☐ City of San Bernardino
- ☐ South Coast Air Quality Management District
- ☐ Other

- ☐ City of Redlands
- ☒ Loma Linda RDA
- ☐ County Flood Control
- ☐ San Bernardino County

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Section D below.

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | |

C. DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Preparer: Lori A. Ludi

Lori A. Ludi

Title Senior Planner

Date 7/2/03

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Directions

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors and general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site, on-site, cumulative project level, indirect, direct, construction, and operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, and EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and,
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

EVALUATION OF ENVIRONMENTAL IMPACTS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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IV. BIOLOGICAL RESOURCES: - Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ ☐ ☒ ☐

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ ☐ ☒ ☐

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☒ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☒ ☐

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☒ ☐

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ ☐ ☒ ☐

V. CULTURAL RESOURCES: - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

☐ ☒ ☐ ☐

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

☐ ☒ ☐ ☐

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ ☒ ☐ ☐

d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ ☒ ☐ ☐

VI. GEOLOGY AND SOILS: - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY: – Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

☐ ☐ ☒ ☐

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

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X. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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XI. NOISE –

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☒ ☐ ☐

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ ☐ ☐ ☒

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excess noise levels?

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XII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV. RECREATION –

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XV. TRANSPORTATION/TRAFFIC – Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

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XVI. UTILITIES AND SERVICE SYSTEMS --

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ ☐ ☐ ☒

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ ☒ ☐ ☐

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ ☒ ☐ ☐

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☒ ☐ ☐

REVISED

ATTACHMENT A EVALUATION OF ENVIRONMENTAL CHECKLIST

*SPANOS CORPORATION
GENERAL PLAN AMENDMENT (GPA 03-01), ZONE CHANGE (ZC 03-01),
PARCEL MAP (PM 03-01 – TMP 16120), PRECISE PLAN OF DESIGN (PPD
03-01), AND DEVELOPMENT AGREEMENT*

BACKGROUND

The applicant proposes to subdivide three lots into two lots for construction of a multifamily residential development. The project site is approximately twenty-three (23) acres. It is located on the southeast corner of Orange Avenue and California Street and crosses diagonally to the northwest corner of New Jersey Street and Barton Road in the City of Loma Linda. The project proposes two hundred ninety-six (296) apartment units on approximately seventeen point five acres (17.5) for an overall density of seventeen (17) units per acre. The five and one half acre (5.5 ac) site will be developed at a later date and a separate Precise Plan of Design will be necessary prior to entitlement and development of that portion of the site.

The project is not consistent with the current General Plan Land Use designation of Commercial – Neighborhood Specialized Community or the current zoning of General Commercial (C-2). Therefore, the applicant is requesting a General Plan Amendment to Mixed Use and a Zone Change to Planned Community.

Historically, the land has been used for agricultural purposes consisting mostly of citrus groves and vineyards, which have both been removed. Surrounding land uses includes to the west an abandoned packinghouse and fuel tanks for the smudge pots used in the citrus groves. A pre-1900's single family house is located on the north side of the property and citrus groves and a church are located to the east. The project is located on the north side of Barton Road. Beyond Barton Road to the south are vacant parcels of land.

The applicant and the City of Loma Linda, on behalf of the IVDA, will enter into a Development Agreement to assist in the production of future affordable housing needs throughout the City. The Development Agreement will ensure that the applicant will have a vested right to develop in accordance with the City's existing rules and regulations.

Exhibit 1
Project Vicinity Map



VicinityMap
Figure I-1

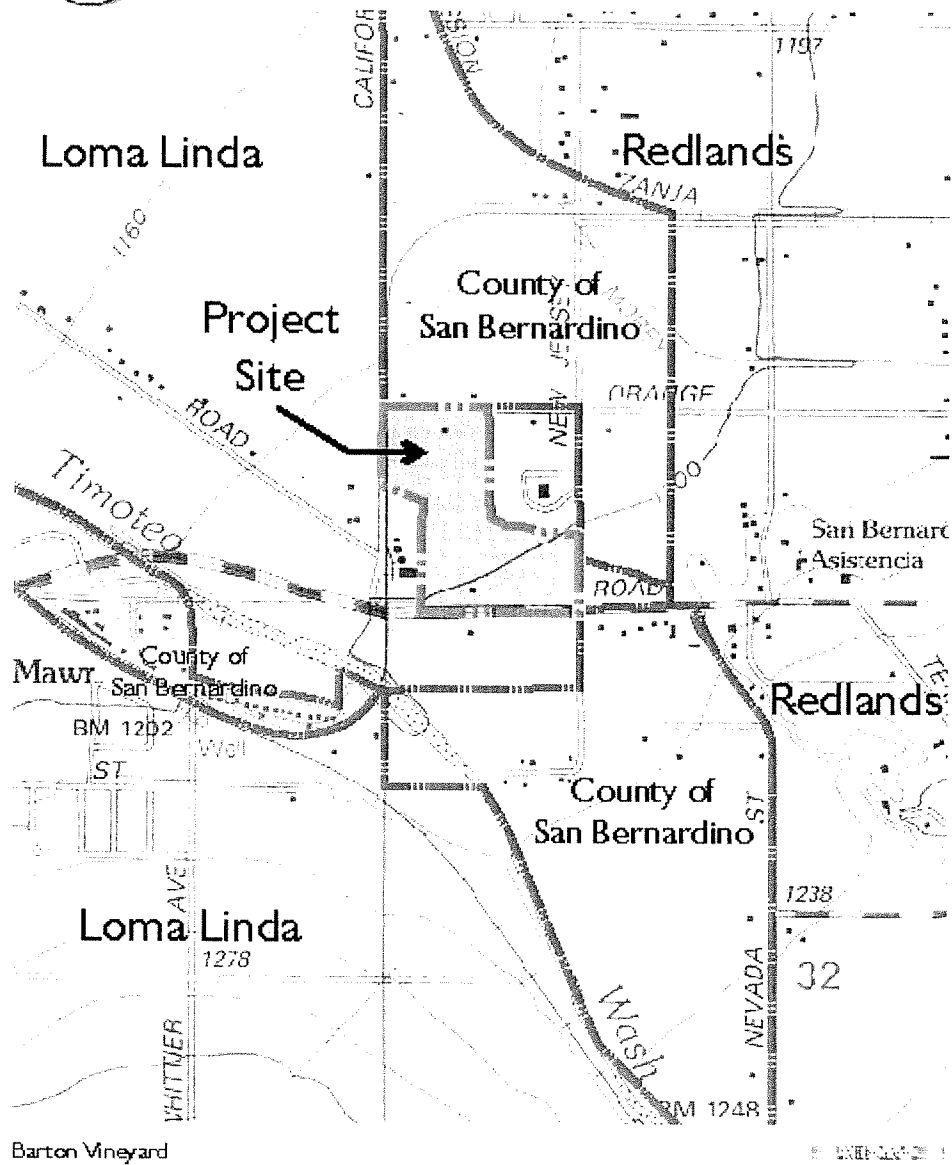


Exhibit 2
Project Site Plan

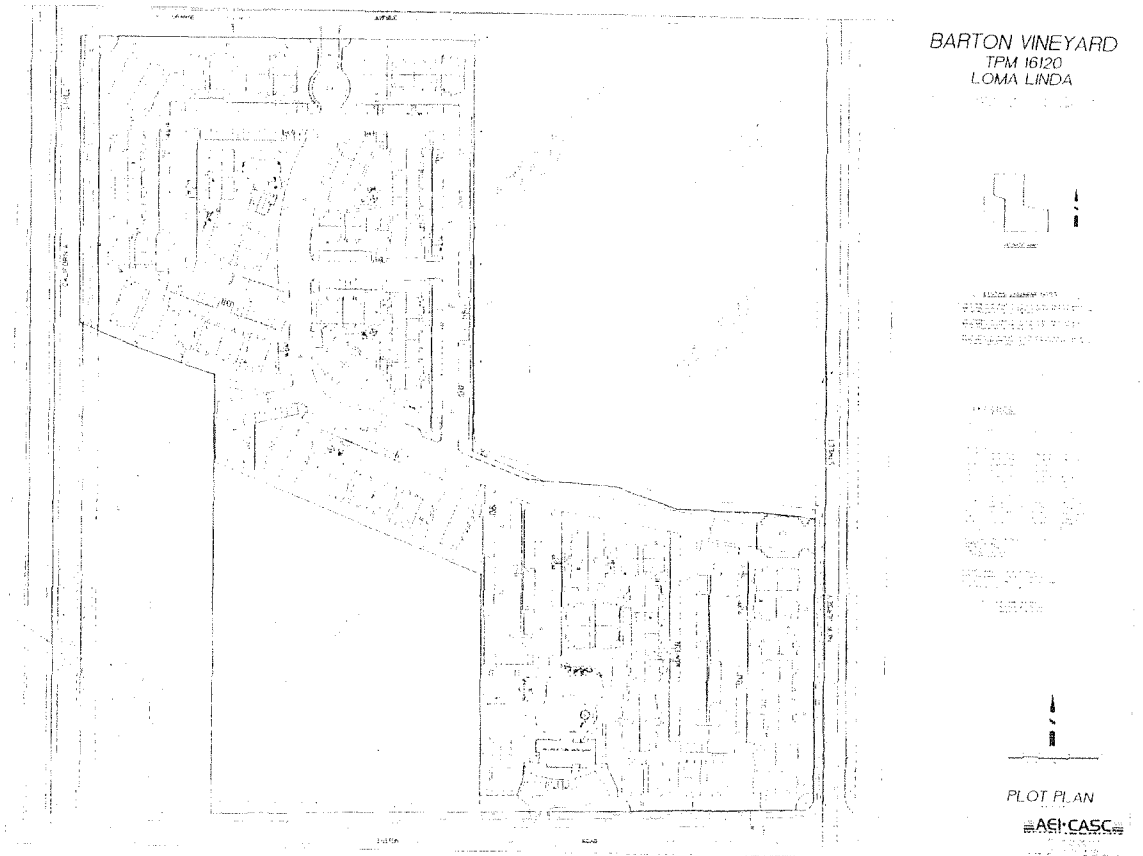


Exhibit 3

Photographs of Site



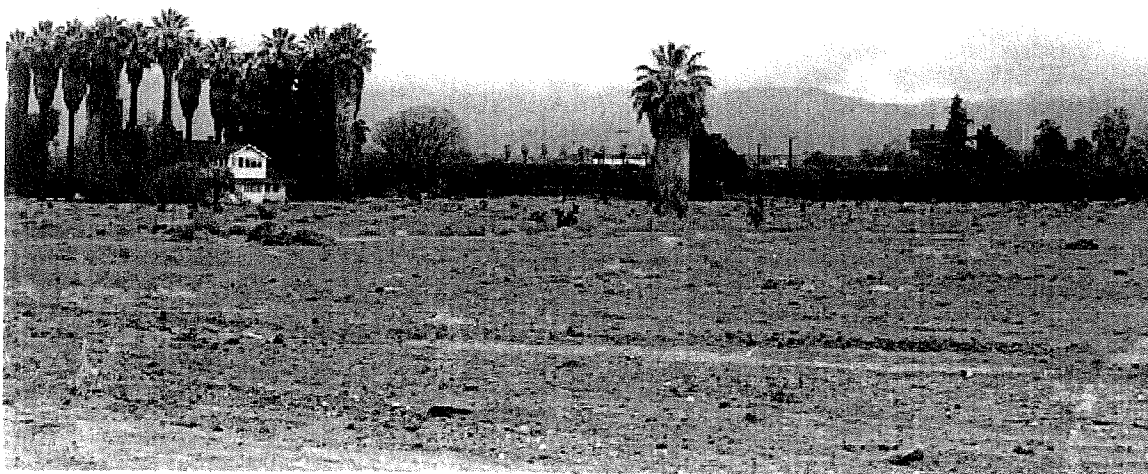
Exhibit 3 (Continued)

Photographs of Site



Exhibit 3 (Continued)

Photographs of Site



I. AESTHETICS

a) Less than significant impact. The proposed project would not have an adverse effect on a scenic vista. The project site has been farmed for citrus since the late 1800's, but the citrus trees have been removed from the project site. The site is no longer used for citrus farming. Citrus ranches, an existing church site, vacant land, and some residential development surround the project site. The site is relatively flat with scattered low lying natural vegetation, some remaining tree stumps, irrigation concrete pipe stands, few trees and a two-story single-family residence. The construction of the Barton Vineyard project will change scenic characteristics of the site but the impact would be less than significant. The project site and surrounding area is designated in the General Plan under Commercial as Neighborhood Specialized Community, and is zoned General Business (C2). The Barton Vineyard project will enhance the existing visual character and quality of the project site and the surrounding area. For this reason, impacts from the project would be less than significant.

b) Less than significant impact. The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. A pre-1900's residential dwelling is located within a small area on the north side of the site adjacent to Orange Avenue. Surrounding the house are several palm trees that line up along the east and west sides of the house. The house and the palm trees are proposed to be relocated to an area within the surrounding Mission Road Historic District. The project site is bordered to the south by Barton Road, which is a scenic highway, but the project site does not have any scenic resources. Certain design features and criteria, such as landscaping and right-of-way width have been established to designate Barton Road as a scenic highway. The house on Orange Avenue and the palms are not oriented toward Barton Road and do not play into the scenic highway design. The site is relatively flat with scattered low lying natural vegetation, some remaining tree stumps, irrigation concrete pipe stands, and very few scattered trees. The site is no longer used for citrus farming and the citrus trees have been removed from the project site. The proposed project will follow the scenic highway standards in regards to road design of the City of Loma Linda General Plan and have less than a significant impact.

c) Less than a significant impact with mitigation. The Barton Vineyard project will not substantially degrade the existing visual character or quality of the site and its surroundings. The site is relatively flat with scattered low lying natural vegetation, some remaining tree stumps, irrigation concrete pipe stands, and very few scattered trees. The project site is surrounded by citrus ranches, a church site, vacant land and some residential development. Around the existing pre-1900's residential dwelling on the site are two rows of palm trees. The project proposes to relocate the palm trees with the house to an area within the

surrounding Mission Road Historic District. The project which includes the removal and relocation of the house and the palm trees, will not negatively impact the visual character and quality of the project site and the surroundings. The Barton Vineyard project will enhance the existing project site and its surroundings. The apartment amenities will include a recreation building, pool, barbeque area, sand volleyball court, basketball courts, horse shoes, putting green, cabana and ramada's (covered meeting areas with barbeques and adjacent tot lots) dispersed throughout the apartment complex. The project has been designed to allow commercial frontage along Barton Road per the request of City staff. The commercial area will develop after the apartments to provide neighborhood commercial type services in close proximity to encourage a walkable / bikeable community. Barton Vineyard will enhance the existing visual character and quality of the project site and its surroundings impacts would be less than significant.

Mitigations

- The palm trees surrounding the residence at 26565 Orange Street will be relocated onto City owned property within the Mission Road Historic District. The relocation of the trees shall be completed by a licensed arborist and shall follow the standards of the International Society of Arboriculture.

d) Less than a significant impact. This project has the potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. However the project will comply with the standard conditions of approval required by the City of Loma Linda to mitigate any spill over of light or glare onto surrounding properties or create a nuisance to vehicular or pedestrian traffic adjacent to the project site. With these standard conditions imposed, the project will possess a less than a significant impact.

II. AGRICULTURAL RESOURCES

a) and b) Less than significant impact. The Barton Vineyard project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The County of San Bernardino contains an outdated map from 1998 showing the project site within prime farmland. The California Department of Conservation, Division of Land Reserve Protection webpage was also consulted and the project site is not shown in a area of prime farmland (Farmland Mapping and Monitoring Program). The City of Loma Linda has zoned the project site as General Business and the proposed General Plan and Zoning are Mixed Use and Planned Community, respectively. The property has historically been used for citrus farming. All citrus trees have been removed from the project site and the

project site is no longer used for farming. The development of this property will not result in conversion of farmland to non-agricultural use and will not conflict with existing zoning for agricultural use, or a Williamson Act contract. No such significant adverse impacts are anticipated and no additional mitigation measures are proposed at this time.

c) Less than significant impact. The project will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The project is currently zoned General Business. The site has been farmed for citrus since the late 1800's, but the citrus trees have been removed from the project site and it is no longer used for farming. Citrus groves, vacant land and some residential development surround the project site. The citrus groves on the westside of California Street are proposed for future development as part of the Orchard Park and University Village Specific Plan areas. The development of this property will not cause a conversion of farmland to non-agricultural use. No such significant adverse impacts are anticipated and no additional mitigation measures are proposed at this time.

III. AIR QUALITY

a) Less than significant impact. The Barton Vineyard project is not anticipated to conflict with or obstruct implementation of the applicable air quality plan. The project's maximum number of apartment units will be two hundred ninety-six (296) on approximately nineteen point three acres (19.3 ac) for an overall density of seventeen (17) units per acre. The commercial site will develop at a later date with a separate Precise Plan of Design. The commercial site will provide neighborhood commercial type services in close proximity to encourage a walkable/bikable community. The proposed project is not anticipated to result in exceeding the current air quality management plan parameters and shall comply with the requirements and policies of the City of Loma Linda Draft General Plan. The project proposes to introduce less than significant adverse impacts as related to air quality.

b) and c) Less than significant impact. The project is not anticipated to violate any air quality standard or contribute substantially to an existing or project air quality violation. The project is located within the City of Loma Linda, which is part of the South Coast Air Basin (SCAB). The SCAB is under regulatory authority of threshold for activities within the SCAB. When a project exceeds the threshold for a particular contaminant it is considered to have a significant impact on air quality for the region. A significant impact on air quality may also occur if the project does not comply with the air quality management plan, or if it impacts, though not significant, have a cumulative significant effect. San Bernardino County often exceeds the State and Federal air quality standards for Ozone (O₃)

and Particulate Matter (PM¹⁰), and combined with the western portion of the South Coast Air Basin's pollutants, which are transported from the onshore wind patterns, the County's most serious violations are during the summer months (San Bernardino County General Plan, II-C3-1). The proposed project is not anticipated to result in exceeding the current air quality management plan parameters and shall comply with the requirements and policies of the City of Loma Linda Draft General Plan. The project proposes to introduce less than significant adverse impacts as related to air quality.

The proposed project was evaluated in terms of potential air quality impacts during construction activities and for long-term occupancy. Emissions for the various contaminants were calculated both short term and long term impacts. Under short-term impacts, demolition, grading and construction activities were evaluated for nitrous oxides (NOx), carbon monoxide (CO), reactive organic compounds (ROC), sulfurous oxides (SOx), and fine particulates (PM₁₀). Grading activities were projected to take place over an approximately 14-day period. Construction activities were expected to occur throughout a one-year period. The emissions calculations for these short-term activities are summarized in Tables 1 and 2 below.

Table 1
Estimated Short-Term Emissions for Site Grading Activities

Pollution Source	NOx	CO	ROG	SO₂	PM₁₀
Grading	10.703	-	.499	1.346	.639
Demolition	-	-	-	-	-
Mobile Equipment	6.98	16.8	.54	.54	.493
Commuting Traffic	.88	1.24	2.35	-	0.24
Emissions Totals	18.56	18.04	3.389	1.886	1.372
SCAQMD Thresholds	100	550	75	150	150

Note: All units are in pounds per day.

Table 2
Estimated Short-Term Emissions during the Construction Period

Pollution Source	NOx	CO	ROG	SO₂	PM₁₀
Stationary Equipment	.137	-	.168	.002	0.008
Mobile Equipment	6.98	-	.54	.54	.493
Commuting Traffic	1.24	2.35	.88	-	0.24
Coating Applications	-	-	68.88	-	-
Asphalt Offgassing	-	-	.65	-	-
Emissions Totals*	8.36	2.35	71.12	.55	.74
SCAQMD Thresholds*	100	550	75	150	150

Note: All units are in pounds per day.

The data in Tables 3 and 4 indicates that construction activities for this project fall below SCAQMD thresholds. During the grading and construction periods, ROG emissions are projected to reach 71.12 pounds per day. The use of low emissions paint, as required under SCAQMD Rule 1113 and the use of either

high volume low pressure (HVLP) spray equipment or hand application of paint will be used to further reduce the estimated ROG emissions. When emissions were recalculated using low emissions paint applied in this manner, the ROG emissions decreased 3.45 pounds per day. This reduced the short-term ROG emissions to 67.67 pounds per day, which is well below the SCAQMD threshold of significance.

The project related air quality impacts for long-term residential and retail use were also calculated. For both uses, a variety of activities were evaluated, including landscape maintenance, energy consumption, and traffic related impacts. Long-term emissions projections calculated for project related impacts were determined to be less than significant. Table 3 summarizes the long-term air quality impacts associated with this project.

Table 3
Estimated Long-Term Project-Related Emissions

Pollution Source	NOx	CO	ROC	SOx	PM₁₀
Mobile Emissions	22.51	305.13	27.58	0.20	14.89
Electrical Consumption	0.48	0.65	0.03	0.39	0.13
Natural Gas Consumption	2.62	1.11	0.20	-	0.01
Landscaping Emissions	0.04	3.00	0.35	0.09	0.01
Consumer Products	-	-	10.22	-	-
Emissions Totals	25.65	309.89	38.38	0.68	15.04
SCAQMD Thresholds	55	550	55	150	150

Note: All units are in pounds per day

The project is not anticipated to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. During project construction air quality impacts may increase. Dust emissions from grading may exceed adopted significance thresholds. By limiting the size of the daily disturbance footprint and following enhanced dust control measures impacts may be reduced to a less-than-significant level. Short-term emissions from diesel-powered equipment may also exceed significant threshold. By requiring tune-ups for off road equipment and limiting idling for trucks and heavy equipment impacts may be reduced to a less-than significant level. The proposed project is not anticipated to result in any impacts that are greater than those analyzed in the Draft General Plan and shall comply with the requirements and policies of the existing City of Loma Linda General Plan.

d) Less than significant impact. The project will not expose any sensitive receptors to substantial pollutant concentrations. There will be a temporary increase in air quality impacts during construction. The proposed project will comply with the policies and requirements of the Loma Linda Draft General Plan and existing General Plan. The intended project proposes to introduce less than significant adverse impact potentials with relation to this issue.

e) Less than significant impact. This project is not anticipated to create objectionable odors affecting a substantial number of people. Any objectionable odors created by the project would be less than significant short-term construction impacts. Objectionable odors during construction may include fumes from construction equipment and building materials. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plans.

IV. BIOLOGICAL RESOURCES

a) Less than significant impact. The proposed project will comply with the policies and requirements of the Loma Linda Draft and existing General Plans. The project site is lacking any native vegetation, or any populations of sensitive plant or animal species, and habitats suitable for such species. It is not anticipated that the proposed project will have a substantial adverse effect, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

b) Less than significant impact. No permanent or temporary water sources were found within the boundaries of the property and no portions of the site appear to be classifiable as a "wetland" using the tripartite federal guidance (Environmental Laboratory, 1987). Also no springs, seeps, or other highly localized water resources were noted. No substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service will be affected by the development of the proposed project. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

c) Less than significant impact. As stated above, the proposed property has no wetland areas and therefore will not have an impact upon federally protected wetlands. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

d) Less than significant impact. The project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No significant wildlife corridors were observed on the project site. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

e) Less than significant impact. The past disturbance and use of the site for citrus growing and vineyards has eliminated any native vegetation that once existed and is now absent of any sensitive species. The current vegetation is mostly ruderal (non-native grassland or old field). The palm trees proposed for relocation as part of the project complies with the City of Loma Linda established policies for preservation of historic resources within this area. The Mission Historic District study and proposed District Overlay identify the importance of retaining historically significant resources. The development of this property will not conflict with local policies protecting biological resources. The proposed project will comply with the policies and requirements of the Loma Linda General Plan.

f) Less than significant impact. Given the lack of significant habitat established on this property there will be no impact or conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

V. CULTURAL RESOURCES

a), b), and c) Less than significant impact with Mitigation. The project site will cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act (CEQA) Guidelines Section 15064.5. In their current study of the project site, CRM TECH found three historic-period cultural resources within the project area. The resources found were the remnants of a segment of the Mill Creek Zanja, the structural remains of a residence built in the early 1930s, and a pre-1900 single-family residence located at 26565 Orange Avenue.

The Mill Creek Zanja, whose history reaches back to 1819-1920, has been designated as a California Historical Landmark due to its importance to the Early development of the San Bernardino Valley area, and a more intact segment of this historic irrigation ditch to the east of downtown Redlands is now listed in the National Register of Historic Places. The remnants of the Zanja within the current project area, previously unrecorded, and unevaluated, meets the CEQA definition of a “historical resource” because of its potential to yield important archaeological information on the Zanja as well as its symbolic value to the local community and as part of a well recognized historical landmark.

The structural remains of a residence built in the early 1930s and the residence at 26565 Orange Avenue qualify as a local “historical resource” under CEQA provisions. The primary owners of the residence held prominence in the local community. The Curtis, Fisk, and Park families’ involvement in the history and

development of San Bernardino-Redlands area is well documented. That fact, coupled with the residence's known status as one of the oldest and best preserved historic-era buildings in the City of Loma Linda and a contributor to the City's proposed Mission Historic Overlay District, suggests that it may be eligible for the State Historic Register.

The proposed development includes the relocation of the Curtis-Fisk House to a new site within the proposed Mission Historic Overlay District, along with two rows of original palm trees that contribute materially to the buildings aesthetic value.

No further historical or archaeological investigations are necessary for the structural remains of the residence built in the early 1930s. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plans. Implementation of the mitigation measures will reduce the project's impacts on historic resources to a level of non-significance.

Mitigations

- The residence at 26565 Orange Avenue and the two rows of palm trees shall be relocated to a site located within the proposed Mission Historic Overlay District. The developer shall pay all costs of the relocation to a temporary or permanent site as agreed upon by the City of Loma Linda. The trees shall be relocated by a licensed arborist in accordance to the standards developed by the International Society of Arboriculture.
- A photo recordation of the architectural feature in its historic location and the structural characteristics of the residence at 26565 Orange Avenue prior to the relocation of the building and the palm trees.
- A subsurface archeological testing program shall be implemented on the section of the Mill Creek Zanja. Full-time monitoring by a licensed archeologist during all grubbing grading and utility trenching activities where intact soils below the upper 2 feet of grade are disturbed shall be required.
- Full-time monitoring by a licensed archeologist shall be required during all grubbing grading and utility trenching activities where intact soils below the upper 2 feet of grade are disturbed. Native American tribal monitors (from groups indicated by the NAHC) shall be hired by the project proponent and should be on site during the grubbing, grading and utility trenching phases of the project. These monitors should also be on-site during any archaeological Phase 2 (testing) or Phase 3 (excavation) work.

d) Less than significant impact with mitigation. No human remains are anticipated to be found on this site. If human remains are encountered during construction, all work shall cease and the local coroner's office shall be contacted. The proposed project shall comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

Mitigation

- Should any human remains be discovered during construction activities, all work in the area shall be suspended and the San Bernardino County Coroner shall be notified of the discovery. Work shall not resume until the Coroner has approved resumption of activities.

VI. GEOLOGY AND SOILS

a) Less than significant impact. The Barton Vineyard project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Less than significant impact. The Barton Vineyard project will not expose people or structures to potential substantial adverse effects involving the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. W.C.I. Consulting researched the NOAA maps and the USGS activity sheets and found some faults through the San Timoteo Badlands approximately 2.5 miles southwest of the project site. The faults are inactive fracture faults of the San Andreas Fault Zone. No active faults were found within or near the project site. The proposed project will comply with the policies and requirements of the Loma Linda General Plan. The intended project proposes to introduce less than significant adverse impact potentials with relation to this issue.

ii) Less than significant impact. The Barton Vineyard project will not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking. W.C.I. Consulting found no active faults within or near the project site. The closest faults to the project site are located approximately 2.5 miles southwest of the project site and are inactive fracture faults of the San Andreas Fault Zone. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

iii) No impact. The Barton Vineyard project will not expose people or structures to substantial adverse effects involving seismic-related ground failure, including liquefaction. W.C.I. Consulting found no evidence of seismic impact or liquefaction to the project site or surrounding properties. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

iv) The Barton Vineyard project will not expose people or structures to substantial adverse effects involving landslides. The project site is not located in an area that is subject to landslides. The project site and surrounding properties are relatively flat. The property gently slopes downwards east to west from Barton Road and New Jersey Street with a topographic relief of approximately 0 – 9 percent. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

b) Less than significant impact. It is not anticipated that the development of this site will contribute to significant soil erosion or loss of topsoil. Some erosion will occur as a result of grading and the construction process, however the site is minimally sloped and the implementation of Best Management Practices for erosion and sediment control will result in a less than significant impact in this area. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

c), d) and e) No impact. It is not anticipated that the development of the project site is located on a geological unit or soil unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project site and surrounding properties are not located in an area that is subject to landslides and is in an area that is relatively flat. W.C.I. Consulting found no evidence of seismic impact or liquefaction to the project site or surrounding properties.

There is no evidence that the project site is located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. RB Riggan and Associates prepared a Biological Assessment of the Barton Vineyard project site and found that the soil consists of primarily San Emigdio loam and secondarily Metz sandy loam. The San Emigdio Series soil consists of well drained nearly level to strongly sloping soils formed on alluvial fans (RB Riggan and Associates, 2003). The San Emigdio soils are used for dryland grain and pasture, irrigated citrus, walnuts, alfalfa, apricots, and truck crops, and also for homes, schools and other non-farm purposes (Western Riverside Area, California Soil survey, 1971). Metz soils are used for dryland grain and pasture irrigated truck crops, citrus, olives, apricots, alfalfa and they are also use for homesites (Western Riverside Area, California Soil survey, 1971).

The proposed project site does not have soils capable of adequately supporting the use of septic tanks or alternative sewer and wastewater disposal systems. It is logical to conclude that septic tanks and leach lines are present due to the presence of previous residence and other buildings on the property. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

VII. HAZARDS AND HAZARDOUS MATERIALS

a) Less than significant impact. The Barton Vineyard project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Barton Vineyard project consists of approximately twenty-three (23) acres of apartment and commercial site. The commercial site is approximately five point five (5.5) acres and will be developed at a later date and a separate Precise Plan of Design will be provided. The commercial area will front along Barton Road and will offer neighborhood commercial type services. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

b) Less than significant impact. Development of this project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. W.C.I. Consulting researched records for properties and businesses listed within a one-mile radius of the project site for industrial cleanup and spill sites maintained by the County-Site Mitigation Complaint Log and found no spills or sites within this radius. W.C.I. Consulting also researched the records of the San Bernardino County Fire Department and found no reports of spills or releases of potentially hazardous materials and no records for any underground storage tanks, which could pose an impact to the Property. The proposed mixed-use development is not likely to release any hazardous materials into the environment to create a significant hazard to the public or the environment. The proposed project will comply with the policies and requirements of the Loma Linda General Plan. The intended project proposes to introduce less than significant adverse impact potentials with relation to this issue.

c) Less than significant impact. The Barton Vineyard project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The Barton Vineyard project consists of approximately twenty-three (23) acres of apartment and commercial use. The commercial site is approximately five point five (5.5) acres and will be developed at a later date and a separate Precise Plan of Design will be provided. The proposed mixed-use development is not likely to release any hazardous materials or emissions into the environment to create a

significant hazard to the public or the environment. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

d), e), f), g), and h) No impact. The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment. Therefore the project proposes no potential threat to introduce any significant adverse impact with relation to this issue.

The project is not within two miles of an airport. The nearest public use airport is the San Bernardino International Airport, approximately three miles north of the project site. No private air strips have been identified within the vicinity of the project site. The project would not impair implementation of an adopted emergency response plan or emergency evacuation plan. The development would meet all City requirements for fire and other emergency access. The project would not expose people or structures to a risk of loss, injury or death involving wildland fires, the proposed project is not in a wildland fire hazard area. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

VIII. HYDROLOGY AND WATER QUALITY

a), c), e) and f) Less than significant with mitigation. Development of the vacant site can potentially cause soil sedimentation and water pollution during grading and construction phases. Operations of the facility, including maintenance and irrigation can also lead to sedimentation and water contamination. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The intended project will increase the amount of impervious area thus increasing the amount of potential runoff from the site. This increase in runoff will be less than significant and will not exceed the capacity of existing planned Stormwater drainage systems or contribute a significant amount of pollutants to runoff. The proposed project will protect water quality by following the City of Loma Linda's General Plan and will comply with a stormwater pollution prevention plan (SWPPP).

Mitigations

- All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
- Prior to issuance of grading permits, the applicant shall obtain coverage under the NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources

Control Board. Evidence that this has been obtained shall be submitted to the City of Loma Linda Public Works Department.

- An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.
- All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters of blown by wind. These controls shall include at a minimum: Regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
- Appropriate controls shall be installed to prevent all materials from being tracked off-site by vehicles or other means. These controls may include gravel exits or wash-down areas. Any materials tracked off-site must be removed as soon as possible, not no later than the end of the operation day. This material shall be disposed of at an appropriate disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
- A complete hydrology study and hydraulic calculations shall be submitted for review and approval by the Public Works Department.

b) and d) Less than significant with mitigation. The proposed project is not anticipated to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The Barton Vineyard apartment and commercial site is approximately twenty-three (23) acres and the project's maximum number of apartment units will be two hundred ninety-six (296) on approximately nineteen point three acres (19.3 ac) for an overall density of seventeen (17) units per acre. The City of Loma Linda provides water from its own six production wells. The main water source for the City is the Bunker Hill Basin.

There are no wetlands located on the property. In addition there are no springs nor "Waters of the United States" mapped across the site. The drainage is contained on the proposed site. The site slopes slightly to the northwest. Barton Road is approximately two (2) feet higher than the lot and California (which has just been upgraded and widened) is approximately one half to one ($\frac{1}{2}$ to 1) foot higher as a finished grade. Thus there is no evidence of runoff to any of the surrounding streets from the property. No change in drainage pattern or increase in erosion is expected on or of site. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

Mitigation

- Prior to any construction activities, the project proponent will submit a proposed storm drain system designed to handle flows from the anticipated runoff created by this project to the City for review and approval.

g) and h) Less than significant impact. The project is located within the regional watershed known as San Timoteo Canyon. The primary drainage course is San Timoteo Creek, a major regional flood control channel. The City of Loma Linda General Plan Housing Element (1986) and the Federal Emergency Management Agency's Flood Insurance Rate Map (1996) identify the project site as lying within a 100-year floodplain. The US Army Corps of Engineers and the San Bernardino County Flood Control District have improved the creek to a concrete lined trapezoidal channel. These improvements were built to about $\frac{1}{4}$ mile upstream from the project and construction to extend improvements farther upstream have commenced this year. As a result of the improvements, the Federal Emergency Management Agency (FEMA) issued a letter on June 27, 2001, that revises the project area's floodplain rating to a Zone A99. The Zone A99 designation is an interim designation that is used for areas that are protected from the base flood due to a Federal flood-protection system that is under construction. A new floodplain map will be prepared after the U.S. Army Corps of Engineers has certified the improvements to the San Timoteo Creek. The proposed project will not impede or redirect flood flow. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

i) and j) No impact. The Barton Vineyard project would not expose people or structures to loss, injury or death from flooding, including flooding as a result of the failure of a levee or dam. The project site is not located near a levee or dam. It is not anticipated that the project would result in exposure of people or structures to inundation by seiches, or mudflow. As there are no large bodies of water in the project area there is no risk of inundation by seiche. There is no risk of inundation by mudflow as the project site is relatively flat and would meet all

City grading and compaction requirements. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

IX. LAND USE AND PLANNING

a) and c) No impact The Barton Vineyard project would not physically divide an established community. The project site was once farmed for citrus and vineyards but the site has been cleared of all citrus trees and vines. The surrounding properties were also once citrus ranches but now only a few are left in the surrounding area. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

b) Less than significant impact. The existing General Plan and Zoning is Neighborhood Specialized Community and General Business (C-2), respectively. The proposed project includes a General Plan Amendment to Mixed Use and a Zone Change to Planned Community. With the proposed designations the project could incorporate multi-family with non residential uses to be developed in the future. The mixed use designation implements the 5.5 acres that would be developed in the future. This could allow for commercial retail or office uses. The mix of residential and commercial or office type development would be the best use for the property. The project will also require a Tentative Parcel Map and Precise Plan of Design. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

c) No Impact. It is not anticipated that this project will conflict with any conservation plan or natural community conservation plan. The property is not located in any special environmental settings or impact zones e.g. wetlands, endangered species, or natural habitats and thus no impact is expected. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

X. MINERAL RESOURCES

a) and b) No Impact. It is not anticipated that the proposed project would result in the loss of available known mineral resources that would be of value to the residence of the state. As stated in the existing General Plan of the City of Loma Linda, the planning area has no known significant mineral deposits or geothermal resources.

XI. NOISE

a) and b) Less than significant impact with mitigation. The proposed could result in exposure of person to noise levels in excess of 65 CNEL exterior noise from traffic noise along California Street and Barton Road. It is not anticipated the development of the Barton Vineyard project would generate noise levels in

excess of the City standards. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan. Through mitigation the intended project proposes to introduce less than significant adverse impact potentials with relation to this issue.

Mitigations

- The exterior living areas must comply with the City's 65 CNEL exterior noise standard. Noise barriers will be required along Barton Road and along California Street. Noise barriers must consist of a wall, berm or combination of the two. The noise barriers must have a surface density of 3.5 pounds per square foot and shall have no openings or gaps. These walls may be constructed of stud and stucco, 3/8-inch plate glass, 5/8-inch Plexiglas, any masonry material, or combination of these materials. First floor exterior living areas are projected to meet the 65 CNEL outdoor noise standard with the specified noise barriers. The walls shall be located at top of slope. If balconies are planned for the project, balcony barriers may be required. Any balcony barriers required will need to be determined in a future study, when architectural drawings for the project are available, and prior to the issuance of building permits.
- Prior to the issuance of grading permits and any building permits, an indoor noise analysis shall be conducted and any recommended mitigation measures related to construction materials and construction practices shall be implemented.
- A five (5) foot high solid wall shall be constructed along California Street extending one hundred (100) feet along the southern property line and one hundred (100) feet along the northern property line, adjacent to Orange Avenue. A seven (7) foot high solid barrier consisting of a landscape berm and a maximum six (6) foot high solid wall shall be constructed along the Barton Road. The barrier shall begin east of the recreation facility access and continue east along Barton Road and extend one hundred (100) feet north adjacent to New Jersey Street.

c) Less than significant. The proposed project would not result in a significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project is a multiple family gated residential development. This use does generate some noise, including noise from traffic. However, the noise generated would be less than significant. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

d) Less than significant with mitigation. Construction noise would be temporary and would be kept below a level of significance by following the City noise regulations, which regulates hours of construction. No significant periodic increase in noise levels are anticipated. The type of use proposed is not anticipated to generate significant periodic increases in noise.

Mitigation

- During site construction the project shall comply with Section 9.20.050 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 10:00 p.m. and 7:00 a.m.

e) and f). No impact. The project is not within two miles of an airport. The nearest public use airport is the San Bernardino International Airport, approximately three miles north of the project site. No private air strips have been identified within the vicinity of the project site.

XII. POPULATION AND HOUSING

a) Less than significant with mitigation. It is likely that the proposed project will induce population growth in an area, directly by proposing new homes and businesses but the growth will be less than significant. The Barton Vineyard apartment and commercial site is approximately twenty tree acres (23 ac). The project's maximum number of apartment units will be two hundred ninety-six (296) on nineteen point three acres (19.3 ac) with an overall density of seventeen (17) units per acre. The project site is located within the Inland Valley Development Agency (IVDA) project area and requires 15 percent of the total units to qualify as affordable housing as prescribed by the IVDA and the City of Loma Linda. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

Mitigation

- The applicant shall enter into a Development Agreement with the City of Loma Linda Redevelopment Agency on behalf of the IVDA to ensure construction and establish covenants for affordable units in the amount of 15 percent of the total number of units as prescribed by the City and the IVDA. In lieu of constructing the affordable units, a fee can be paid to the City of Loma Linda on behalf of the IVDA to assist in the development of affordable units within the project area.

b) Less than significant impact. The proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The proposed project site is currently has one single-family residential structure and the rest is vacant. Therefore the intended project proposes no threat to introduce any significant adverse impact with relation to

this issue. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

c) Less than significant impact. The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The proposed project site is currently has one single family residential structure and the rest is vacant and proposes no potential threat to introduce any significant adverse impact with relation to this issue. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

XIII. PUBLIC SERVICES

a) Less than significant impact with mitigation. The project would result in new housing units; however, this would not significantly impact the ability of the City's public services to meet the demands of the public.

Fire protection – The City of Loma Linda's Fire Department will provide fire protection and emergency medical response to the project site. Prior to building permits being issued the City Fire Department will need to review and approve the plans. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

Police protection – Additional development would require an increase in police services. The proposed project will not significantly impact the area above what was anticipated by the General Plan. The City of Loma Linda contracts with the County of San Bernardino Sheriff's Department. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

Schools – The proposed project is located within the Redlands Unified School District for grades K-12. The proposed project would comply with the School District standards to provide for the needs of the Barton Vineyard project by paying of development fees per the Redlands Unified School District. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

Parks – Demand for parks and recreation will be increased as a result of the project, some of the recreation needs would be met within the development. The proposed project includes a recreation center; a portion of the historic mission road trail will traverse the site, a pool, spa, putting green, horseshoes, volleyball, basketball, tot lots and barbecue areas throughout the site. The Mission historic trail connects the project site to the Mission Road District and will eventually connect to the Redlands Heritage Park and the San Bernardino Asestencia.

The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

Other public facilities – Other facilities such as libraries, roads, drainage, water and wastewater would not be significantly impacted by the development. Drainage requirements and water and wastewater facilities must meet standards of the City of Loma Linda. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

Mitigations

- The developer will be required to install automatic fire sprinklers in all dwelling units, and a utility improvement plan will be required of the developer to show locations of fire hydrants for Public Safety Department review.
- The developer shall pay for development impact fees established for development within the City of Loma Linda prior to issuance of building permits.
- The developer shall make a payment of school fees from the most current fee schedule to Redlands Unified School District prior to issuance of building permits.

XIV. RECREATION

a) Less than significant impact. The proposed project would not significantly increase the use of existing neighborhood and regional parks. The Barton Vineyard project will have recreation facilities as amenities for the residents such as: recreation center, a portion of the historic mission road trail will traverse the site, a pool, spa, putting green, horseshoes, volleyball, basketball, tot lots and barbecue areas throughout the site. The Mission historic trail connects the project site to the Mission Road District and will eventually connect to the Redlands Heritage Park and the San Bernardino Asestencia. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

b) No impact. The project does not include recreation facilities or require construction or expansion of recreational facilities that would have an adverse physical effect on the environment. The Barton Vineyard project will have recreation facilities as amenities for the residents such as: recreation center, a portion of the historic trail along the zanja canal will traverse the site; a pool, spa, putting green, horseshoes, volleyball, basketball, tot lots, and barbeque areas throughout the site. The historic trail connects the project site to the Mission District and will eventually connect to into the City of Redlands. The recreation facilities included in the project will not have an adverse effect on the

environment. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

XV. TRANSPORTATION/TRAFFIC

a) Less than significant impact with mitigation. In conjunction with City of Loma Linda staff, a total of two intersections were identified for analysis in the traffic study for peak hour conditions. The locations included the following intersections:

- California Street at Redlands Boulevard; and,
- Orange Avenue, California Street and Mission Road.

The City of Loma Linda and the City of Redlands have determined that the alignment of California Street and Redlands Boulevard is necessary to elevate the current traffic condition and to accommodate additional traffic from new development. City of Loma Linda staff has determined that a fair share for the California Street and Redlands Boulevard improvements for this project is 5.8 percent of the total cost of the project.

In addition the City of Loma Linda has a preferred alternative plan to realign Mission Road and extend Orange Avenue to the west connecting with Mission Road. This would elevate the current and future traffic impacts of the Mission Road and California intersection due to its proximity to the Barton Road and California Street intersection. City of Loma Linda staff has determined that the fair share for the Orange Avenue, Mission Road and California Street realignment would be 8.3 percent of the total cost of the project.

The fair share for these projects takes into consideration cumulative project growth, which is due to specific, known development projects in the vicinity. The known development projects in the vicinity area includes the following:

- 52-unit single family residential development at First Street and Whittier Avenue;
- University Village (20,000 square foot commercial retail space, 800 rental units, and 900 single family homes);
- Orchard Park (250,000 square foot commercial/retail space, 51 acre mixed use business park, 310 luxury apartment units, 190 single family residences);
- Mission Development (200 single family homes) south of Mission Road; and
- 80 single family residential unit development near Van Lueven.

With the fair share of the improvements stated above, the proposed project is not anticipated to cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system. The increase in traffic on nearby streets will not be substantial in relation to the existing traffic load and capacity of the street system. The proposed project will comply with the policies and requirements of the Loma Linda General Plan. The intended project proposes to introduce less than significant adverse impact potentials with relation to this issue.

Mitigation

- Prior to issuance of any permits the developer shall pay 5.8 percent, which is the fair share for the project, of the estimated costs for traffic improvements at the intersection of California Street and Redlands Boulevard.
- Prior to issuance of any permits the developer shall pay 8.3 percent, which is the fair share for the project, of the estimated costs for traffic improvements for the extension of Orange Avenue to the West of California Street, realigning Mission Road.
- Prior to issuance of any permits for the 5.5 acre site, the developer shall pay their fair share for traffic improvements associated with the development, as identified through the Traffic Impact Analysis approved for the General Plan.

b) Less than significant impact. The project will not exceed either individually or cumulatively, the county's level of service standard. The cumulative impact of other projects called, University Village, and Orchard Park, located across California Street, may require widening of California Street, Redlands Boulevard, and Mission Road as a normal part of those projects. As a result the cumulative impact of those projects will not exceed the county's level of service standard. The proposed AGS apartments will not require any widening. Any changes would be limited to restriping an additional turn lane within the existing approach pavement. The proposed project will comply with the policies and requirements of the Loma Linda General Plan. The intended project proposes to introduce less than significant adverse impact potentials with relation to this issue.

c), d), e), f) and g) No impact. The proposed project will cause no change in air traffic levels. No traffic hazards will be created by the construction of internal private roads that are necessary for the development. This project will not result in inadequate emergency access. Interior roads will be designed to provide adequate access to emergency vehicles and will be reviewed by Public Works and Public Safety Departments. Parking areas will be completed in accordance with the City of Loma Linda's zoning code and will be adequate for the proposed

parking area. The project supports transit alternatives. A transit stop will be near the project on Barton Road offering half hourly service to Loma Linda and Redlands. Rideshare pickups can be accommodated within the project or at the visitor's entrance. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

XVI. UTILITIES AND SERVICE SYSTEMS

a) Less than significant impact. The proposed project is not anticipated to cause or contribute to a violation of wastewater treatment requirements of the Regional Water Quality Control Board. The development allowed by the proposed project is mainly residential and residentially related uses. These uses would not cause the violation of waste discharge requirements. Implementing best management practices and policies of the city regarding wastewater would protect water quality. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

b) Less than significant impact. The development of the Barton Vineyard project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The waste from Loma Linda sewer is transported to the San Bernardino treatment plants. The San Bernardino treatment plants will be able to accommodate the project. There are no sewer lines at Mission and Barton Road so sewer lines will have to be installed where necessary. There is a 12" line north of Orange and New Jersey. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

c) Less than significant impact. The development of the Barton Vineyard project is not anticipated to require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Please see response (b).

d) Less than significant impact. The proposed development is not anticipated to use excessive amounts of water or have a demand greater than that available to serve development from existing entitlements and resources. It is not anticipated that the establishment of these residences would result in depletion of ground water supplies. The Barton Vineyard apartment and commercial site is approximately twenty-three (23) acres and the project's maximum number of apartment units will be two hundred ninety-six (296) on approximately nineteen point three acres (19.3 ac) for an overall density of seventeen (17) units per acre. The City of Loma Linda provides water from its own six production wells. The main water source for the City is the Bunker Hill Basin. The proposed project will

comply with the policies and requirements of the Loma Linda Draft and existing General Plan.

e) Less than significant impact. The development of the project is not anticipated to result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The waste from Loma Linda sewer is transported to the San Bernardino treatment plants. The San Bernardino treatment plants will be able to accommodate the project. There are no sewer lines at Mission and Barton Road so sewer lines will have to be installed where necessary. There is a 12" line north of Orange and New Jersey. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

f) Less than significant impact. Solid Waste disposal service for the project site is currently provided by Waste Management of the Inland Empire. The refuse from the project area would be transported to the El Sobrante Landfill, the Badlands Landfill, or the Lamb Canyon Landfill. The proposed project will comply with the policies and requirements of the Draft and existing Loma Linda General Plan.

g) No impact. Waste Management will service the project for solid waste disposal and recycling program. By implementing the recycling and hazardous waste programs the City will help ensure that the waste stream directed to local landfills is reduced. These accommodations for solid waste will comply with all state, federal and local regulations in regards to solid waste disposal.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Less than significant with mitigation. The proposed project is not anticipated to degrade the quality of the environment. The project site is currently highly disturbed and should not impact any sensitive species. The project site lacks native vegetation, populations of sensitive plant or animal species, and habitats suitable for such species. The loss of this vegetation will not significantly reduce the habitat of plant or wildlife species. The site is located within an area of known cultural and historical significance, however mitigation measures included in this Initial Study will reduce the project impacts to less than significant levels.

b) Less than significant with mitigation. Several of the potential impacts identified in this Initial Study potentially have cumulatively considerable increment effects, which could degrade the quality of the environment if they were not avoided or sufficiently mitigated. Mitigation measures have been proposed and implementation of these mitigation measures should provide safeguards to prevent potentially significant cumulative impacts.

c) Less than significant with mitigation. Several of the potential impacts identified in this Initial Study could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Project impacts which can be sufficiently mitigated to a less than significant level include cultural resources, hydrology, traffic, and air quality. Implementation of the proposed mitigation measures will ensure that the project's effects will remain at a level that is less than significant.

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James Nordstrom, Research Analyst, Department of Conservation, Division of Land Resources Protection

Mike Holritz, Ince, Sound Technician, Mestre Greve Associates.

San Bernardino County Geographic Information Management System Department

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